

The Examiner alleges that "Tealdi discloses an online mortgage approval and settlement method." That statement is in error. *Taeldi* discloses a system for comparing the financial and other data of loan applicants.

The system of this invention is a method of settling a loan transaction between at least a buyer and seller based upon the valuation and dealing in loan documents between the parties. Its only reference to a mortgage document is that is that the mortgage document is the instrument by which the trade takes place. Thus, the cited reference has no relationship to the disclosed and claimed invention. Notwithstanding the Examiner's representation, not one of the claimed steps is disclosed by *Tealdi*. Thus, for example, the Examiner claims that *Tealdi* teaches at p. 4, 62-63; p.7, 102-105; p. 8, 111 to p. 9, 121; p. 10, 137-138; p. 13-14, 172; p. 15, 187; and fig. 13-all teach using, among other steps, an electronic trade ticket. Nowhere on the cited pages is there an electronic trade ticket of any sort. Rather, there is, as specifically stated at p. 4, 62: "a method for automatically fulfilling lending conditions includes the steps of maintaining a database of a plurality of registered service providers, receiving a loan application having one or more conditions to be fulfilled for the loan application to be approved. . ." and so on. The method of Applicant's invention has nothing whatever to do with applying for or securing a loan of any sort.

The PTO is respectfully referred to M.P.E.P. §2131 which provides:

"A claim is anticipated only if *each and every element as set forth in the claim is found*, either expressly or inherently described, in a single prior art reference." (Quoting from

Verdegall Bros. v. Union Oil Co. of California, 814 F.2d 628, 631, 2 USPQ2d 1051, 1053 (Fed. Cir. 1987)) (emphasis supplied). Therefore, as a matter of law, the cited reference is inapplicable and the claims, as amended herein are allowable.

An early notice of allowance is requested.

Respectfully submitted,

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